140.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	844,900 / 844,900
					USE VALUE:	844,900 / 844,900
					ASSESSED:	844,900 / 844,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALVIN-BOTTIS HEATHER M &
Owner 2:	CALVIN-BOTTIS EMILY J
Owner 3:	
Street 1:	52 HIGHLAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CALVIN HEATHER M -
Owner 2:	-
Street 1:	52 HIGHLAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Wood Shingle Exterior and 1648 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5175.000	380,500	4,200	460,200	844,900
Total Card	0.119	380,500	4,200	460,200	844,900
Total Parcel	0.119	380,500	4,200	460,200	844,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 512.68 /Parcel: 512.68

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 90243

GIS Ref

GIS Ref

Insp Date 11/29/17

!10847!

PREVIOUS ASSESSMENT

Parcel ID 140.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	380,500	4200	5,175.	460,200	844,900		Year end	12/23/2021
2021	101	FV	369,400	4200	5,175.	460,200	833,800		Year End Roll	12/10/2020
2020	101	FV	369,400	4200	5,175.	460,200	833,800	833,800	Year End Roll	12/18/2019
2019	101	FV	280,800	4200	5,175.	431,400	716,400	716,400	Year End Roll	1/3/2019
2018	101	FV	280,800	4200	5,175.	356,700	641,700	641,700	Year End Roll	12/20/2017
2017	101	FV	280,800	4200	5,175.	327,900	612,900	612,900	Year End Roll	1/3/2017
2016	101	FV	280,800	4200	5,175.	299,100	584,100	584,100	Year End	1/4/2016
2015	101	FV	265,300	4200	5,175.	293,400	562,900	562,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:27:11

LAST REV

Date	Time
03/14/18	13:24:50
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10847

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CALVIN HEATHER	59738-97		8/13/2012	Convenience	1	No	No		
CALVIN HEATHER,	59738-94		8/13/2012	Convenience	1	No	No		
MARX CURTIS G/E	51003-408		4/8/2008		584,500	No	No		
NISHI LINDA	25020-264		11/28/1994			No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/8/2018	151	Redo Bas	19,500	C				
10/24/2012	1417	Manual	3,000	C				
10/16/2012	13251	Manual	2,500	C				
8/21/2012	1049	Manual	10,800					REMOVE CHIMNEY
9/29/2011	1201	Siding	6,800					siding to lower ha
2/20/2009	105	Manual	400					
8/28/2007	748	Re-Roof	9,400					

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	MEAS&NOTICE	HS	Hanne S
4/25/2013	Info Fm Prmt	EMK	Ellen K
4/18/2013	Info Fm Prmt	EMK	Ellen K
12/22/2008	Measured	163	PATRIOT
11/15/1999	Meas/Inspect	243	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	90243
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5175		Sq. Ft.	Site		0	80.	1.11	9									460,198						460,200	

Total AC/HA:	0.11880	Total SF/SM:	5175	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	460,198	Spl Credit		Total:	460,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.28713584
Const Adj.:	0.99989998
Adj $ / SQ:	173.746
Other Features:	83750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467429
Depreciation:	86942
Depreciated Total:	380487

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

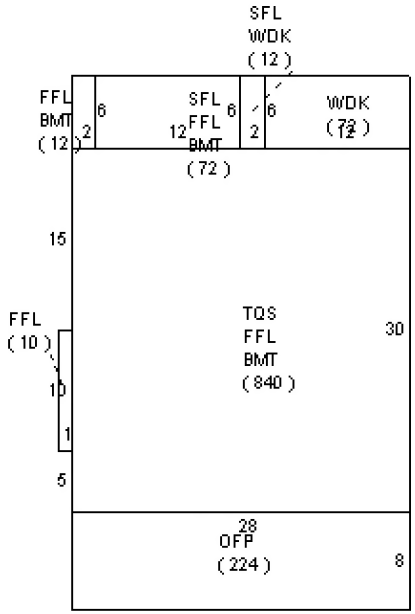
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	191.12
Special Features:	0	Val/Su Net:	132.12
Final Total:	380500	Val/Su SzAd	230.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	934	173.750	162,279
BMT	Basement	924	52.120	48,162
TQS	3/4 Story	630	173.750	109,460
OFP	Open Porch	224	23.860	5,345
SFL	Second Floor	84	173.750	14,595
WDK	Deck	84	16.000	1,344

Net Sketched Area:	2,880	Total:	341,185
Size Ad	1648	Gross Area	3090	FinArea	1648
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	15X20	A	AV	1915	23.33	T	40	101			4,200			4,200

More:	N	Total Yard Items:	4,200	Total Special Featues:		Total:	4,200

IMAGE

AssessPro Patriot Properties, Inc